

**JOINT CAPITAL PLANNING COMMITTEE MINUTES**  
**April 9, 2010**

The meeting was called to order at 8:35 a.m. in the Town Room, Town Hall.

**Members Present:** Stephanie O’Keefe, Kay Moran, Doug Slaughter, Carol Gray, Rob Spence, Sarah McKee, Catherine Sanderson, Diana Stein

**Absent:** None

**Others Present:** John Musante-Assistant Town Manager/Finance Director, Rob Detweiler-Director of Finance and Operations for the Schools, Guilford Mooring-Public Works Superintendent, Maria Geryk – Interim Superintendent

**Equipment:** In response to the April 8<sup>th</sup> memorandum submitted by Chief Scott Livingstone, JCPC committee members discussed delaying the purchase of an additional police car, and instead prioritizing the in-car video system. The camera was seen as more important than protective gear, given that some grants for gear may be available. Ms. Gray noted that there was some money left in reserves for the purchase of a police cruiser, and whether those should be used prior to the use of additional funds. Mr. Musante suggested returning to this broader issue of policies regarding reserve use in the fall.

We then discussed the relative priority of a number of other equipment needs. The Hitchcock center site design (\$5,000) is delayed for the moment, so these funds will not be needed. Ms. Gray expressed that she supports providing more funding to the fire department. Ms. McKee noted that she believes delaying the purchase of the self check-out this year is wise, and that allocating \$15,000 for insulation (which may come in under cost due to grants) is a good investment. Ms. Gray expressed concerns about spending \$15,000 on signs, particularly since over \$10,000 remains unspent from last year in reserves. Ms. O’Keefe expressed support for the signs, given her belief that the signs are an important component of broader community planning. This belief regarding the signs was also expressed by Ms. McKee, Ms. Sanderson, Ms. Moran, and Mr. Slaughter. Ms. Gray suggested the audio/visual line as requested by the schools is not appropriate since each item doesn’t total \$5,000. Ms. Sanderson suggested we return to this issue in the fall, which Ms. Moran supported. Ms Gray suggested that we allocate \$8,500 to Cherry Hill to help them connect to the town in terms of phone/internet. Ms. Moran noted that Cherry Hill was already receiving funds for an irrigation system, which they prioritized more highly.

**Patterson Project:** JPCP then turned to a discussion of the Patterson project. Ms. Gray noted that the Patterson project may not fit with our guidelines, based on the definitions provided, since it is unclear whether this project will work out and since this is a one year option and not a definite longer-term capital project. Mr. Musante noted that this project is a very important addition to our town, and could lead to more tax dollars being available. He described it as a pro-active approach to making this property more attractive to developers, and that this one year option would be renewable for three years. He stated that this project would be brought back to town meeting for a vote, and that the town would need to provide some infrastructure. He described this project as complicated and risky, but potentially with a good pay-off. Ms. McKee

expressed concerns that could arise legally with this arrangement, based on the lease she has read (though she is not so worried about this now).

Ms. O’Keeffe stated her agreement with Mr. Musante, and noted that there are advantages to taking control over our own destiny. She felt that with three years in which to market this property, Mr. Shaffer might be able to find a buyer. Ms. Stein expressed concern about the legal aspects of the lease. Ms. Sanderson suggested the lawyers may have divergent views, and that any legal problems were speculative. Mr. Spence expressed his support for the project. Ms. McKee asked whether there were possible firms interested in this size of space, and whether the town has been examining the interest of specific local firms. Ms. Moran noted that this option would come back to Town Meeting prior to any development.

Ms. Moran made a motion to move forward with the Patterson project which was seconded by Mr. Slaughter. This motion was supported by the Committee 6:1 with one abstention.

**New Business:** Ms. Gray asked whether we should elect a chair of JCPC, noting that that is the norm in other committees.

Ms. Geryk and Mr. Bohonowicz then discussed the South Amherst Campus. There are three issues with this building: roof, wall (structural issues), and the addition. Ms. Geryk noted that combining the two campus (East Street and South Amherst campus) would make sense in terms of space, but an addition would cost \$250,000. However, this addition would require zoning changes, so the new plan is to make some more minor changes at a cost of \$100,000.

Committee members discussed various aspects of the proposal, and the estimate of \$80,000 for a new roof and \$100,000 for updating and partitioning the basement. Mr. Bohonowicz noted that modulars weren’t an option. Ms. Sanderson noted that the School Committee hadn’t discussed the \$100,000 renovation. Ms. Moran noted that the regional schools should potentially rent this building (and pay the town for their use). There was a discussion about the relative benefits for the town versus the schools of various renovations. Ms. O’Keeffe noted that she is encouraged the cost is now \$100,000 instead of the originally proposed \$250,000.

We then discussed having a final JCPC meeting on Wednesday at 4:30, with Mr. Musante and Ms. Moran completing the report.

It was noted that two big issues remained: the fire station and the road bond.

**Adjournment:** The meeting adjourned at 10:30 a.m.

Catherine Sanderson, acting clerk